

Land Tax Assessment

LAND HELD IN TRUST



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865



047-5086 (22030)

MAIONE CO PTY LTD & ANR
CARE COLLINS BATEMAN COMMERCIAL
193 NORTH EAST ROAD
HAMPSTEAD GARDENS SA 5086

Notify RevenueSA if the above address is incorrect

This notice is for land owned by:

MAIONE CO PTY LTD
D & M MAIONE FAMILY SUPER FUND

Do you know?

A property qualifying as the Principal Place of Residence of the owner may not be liable for land tax. (For further information refer to revenuesa.sa.gov.au/ltassessment)



Government
of South Australia

Receive your Land Tax notices to
your inbox. Find out more at:
revenuesa.sa.gov.au

GO PAPERLESS

Need more time to pay?
Contact RevenueSA by the due date.

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Government of
South Australia



Billers Code: 625079
Ref: 5098716920

Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this
payment from your cheque, savings, debit, credit card
or transaction account. More info: www.bpay.com.au

Payment remittance advice

OWNERSHIP NUMBER

T0804939

DUE DATE

07/12/2021

TOTAL AMOUNT DUE

\$230.00

MAIONE CO PTY LTD & ANR

INSTALMENT AMOUNT

\$57.00



Post
Billpay



RevenueSA
Land Tax Act 1936



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+50987169200011> +000927+ <0550987169>

<0000005700> +444+

For further enquiries about land tax:

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More detailed information regarding land tax, exemptions, land held in trust and shack sites can be found in the Guide to Land Tax Legislation at revenuesa.sa.gov.au.

Phone: (08) 8226 3750 between 8.30am and 5.00pm (on South Australian business days)

Mail: GPO Box 1647, Adelaide SA 5001

Email: landtax@sa.gov.au

GST: Land tax is not subject to GST.

Address change:

Change of address details can be advised online at revenuesa.sa.gov.au or via the enquiry methods mentioned above.

Ownership change:

RevenueSA does not apportion land tax between the vendor and the purchaser. If a property is transferred to a new owner, the full liability must be paid at the time of settlement even if the vendor has chosen to pay by instalments. Please refer any enquiries regarding property settlement payments to your land conveyancer.

Payment by instalments:

If the instalment option is chosen, failure to meet any instalment payment by its due date will result in the unpaid remainder of the full land tax becoming immediately due and payable, with penalty tax and interest (if applicable) being charged on the full amount unpaid.

Please note: (a) Instalment advice notices will include any land sold during the financial year of assessment. As the owner at midnight 30 June, you are liable to pay the land tax assessed for the forthcoming year. Please refer to the Guide which accompanies this notice for further information.

(b) Depending on the date of issue, date(s) for payment of this notice may fall due in the following financial year.

Penalties and interest for late payment:

The *Taxation Administration Act 1996* (the "Act") allows for a flat penalty tax of 75% of the unpaid tax to be imposed in instances of the deliberate non-payment of tax, or 25% for any other situation. The Commissioner of State Taxation has exercised discretion to reduce the 25% penalty tax to the rate of 5% of the annual primary land tax outstanding provided the further assessment is paid in full by the due date. The Act also allows for interest to be imposed on unpaid tax on a daily basis from the due date until the date the tax is paid.

Objection to assessment*

A person who is dissatisfied with an assessment may lodge a written notice of objection with the Minister within 60 days of the date of assessment.

Objection to site value*

You may object to the valuation referred to in this notice by writing served personally or by post on the Valuer-General within 60 days after the date of service of this notice.

But Note:

- (a) if you have previously received a notice or notices under the Land Tax Act 1936 referring to the valuation and informing you of a 60-day objection period, the objection period is 60 days after service of the first such notice;
- (b) you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60-day objection period where it be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation.

Objections must be submitted in writing and should set out the full and detailed grounds for objection. Objections can be submitted via an online form at www.valuergeneral.sa.gov.au, post to GPO Box 1354 Adelaide SA 5001 or email to OVGobjections@sa.gov.au. All valuation enquiries to 1300 653 346.

* **Please Note:** If you lodge an objection of any type, **the land tax must still be paid in accordance with the Due Date** shown hereon and any reduction of land tax resulting from the objection will be provided by way of refund by contacting RevenueSA.

OFFICIAL: Sensitive

Payment options: Please use the biller code and reference number shown on this Notice.



Biller Code: 625079
Ref: 5098716920

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Online

www.bpoint.com.au/pay/revsalt

Have this Notice and your **Visa** or **Mastercard** ready

REFERENCE NO. 5098716920



Telephone

(08) 8226 3750

Have this Notice and your **Visa** or **Mastercard** ready.

Operates 24 hours a day, 7 days a week. Simply follow the directions.

BILLER CODE: 625079

REFERENCE NO. 5098716920



In Person

Pay in person with this **Payment Remittance Advice** at any **Australia Post** or **Service SA** outlet.

Cash, cheque, money order or credit card (**Visa** or **Mastercard**) accepted.



Mail

Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Statement of land held as at midnight 30 June 2021

OWNERSHIP NUMBER T0804939

ASSESSMENT NUMBER/ PROPERTY LOCATION	TAXABLE SITE VALUE	LAND TAX ASSESSED	- DEDUCTIONS	= LAND TAX PAYABLE 2021-2022	+ AMOUNT PAYABLE FROM PRIOR YEARS	- PAYMENTS	= LAND TAX BALANCE
4416905004 5 LANGFORD ST / POORAKA SA 5095 / LT 11	\$310,000	\$135.04	\$0.00	\$135.04	\$0.00	\$0.00	\$135.04
441693100* 1 / 9 MCGOWAN ST / POORAKA SA 5095	\$109,000	\$47.48	\$0.00	\$47.48	\$0.00	\$0.00	\$47.48
4416932002 2 / 9 MCGOWAN ST / POORAKA SA 5095	\$109,000	\$47.48	\$0.00	\$47.48	\$0.00	\$0.00	\$47.48
TOTALS	\$528,000	\$230.00	\$0.00	\$230.00	\$0.00	\$0.00	\$230.00

Note: The total land tax is apportioned to each property in the ratio of its taxable site value to the total taxable site value for your statement.

Penalties for failing to notify of omissions and errors

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify RevenueSA by the due date on this assessment. If you have not already, you must also notify RevenueSA if you hold land as trustee for a trust. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting revenuesa.sa.gov.au.